

Christopher Todd Communities at Canyon Trails PAD

FINAL PAD Development Regulations

Unless otherwise modified below, development on the property shall comply with the applicable standards contained with the City of Goodyear Zoning Ordinance for Multi-Family, specifically MF-18.

Primary and Accessory uses on the property shall be those permitted within the MF-18 district.

Development Standard	CTC at Canyon Trails Development Regulations (Modifications to MF-18 Zoning are noted in bold)
Maximum Density (dwelling units per net acre)	14 du/ac
Maximum Height (Primary and Accessory buildings)	16 ft./1 story for residential primary buildings 20 ft./1 story for residential accessory buildings (office, fitness center, etc.) *
Minimum Building Setbacks (Perimeter)	
Front (173 rd Avenue)	20 ft.
Street Side (Van Buren)	20 ft.
Side (south)	20 ft.
Rear (Loop 303/ MCFCD)	30 ft.
Min. Separation Between Buildings (1-story)	10 ft.
Max. Building Coverage	50%
Min. Recreational Open Space (sq. ft./unit)	400
Minimum Perimeter Landscape/Open Space Setbacks	
Front (173 rd Avenue)	8 ft.
Street Side (Van Buren)	8 ft.
Side (south)	0 ft.
Rear (Loop 303/ MCFCD)	0 ft.

* If a vehicular entry portico is provided, a sufficient height of 25 feet shall be allowed for emergency vehicle ingress and egress as well as appropriate architectural rooflines to match the primary buildings.